

**TOWN OF GRANBY
PLANNING AND ZONING COMMISSION
FEBRUARY 9, 2016
MINUTES**

Present: Paula Johnson, Chairwoman, Jonathan Boardman, Charles Kraiza, Eric Lukingbeal, Eric Myers, and James Sansone. Also present, Francis Armentano, Director of Community.

The meeting opened at 7:01 p.m.

Public session: There was no public session.

Minutes: The minutes of January 12, 2016 were received.

ON A MOTION by Charles Kraiza, seconded by Eric Lukingbeal, the Commission voted (5-0-1) to approve the minutes of January 12, 2016. Eric Myers abstained.

Public hearing:

The public hearing for an application seeking a Special Permit to allow a motor vehicle repair facility and the retail sales of motorcycles for property located at 561 Salmon Brook Street per Section 3.5.2.3 and 3.5.2.4 of the Granby Zoning Regulations, File Z-1-16 opened at 7:02 p.m. Anthony Novak, applicant presented the application. He noted that the State DMV categorizes the use as motor vehicle repair, but he is asking only for a permit to repair and sell motorcycles. He intends to sell very few motorcycles, as this is primarily a repair facility. He presented a recently completed survey which showed a proposed dumpster location and identified the location of the existing freestanding sign. Mr. Novak stated that all motorcycle repair work will be done inside the building and that there will be no outside storage. Used motor oil and other hazardous fluids and materials will be removed from the property and properly disposed of in accordance with DEEP requirements. Tires will be removed in cooperation with the adjacent Route 10 tire business. The building has no floor drains. Mr. Novak stated that there are no proposed changes to the outside of the building or the grounds, though he intends to make various repairs. Specifically he will repair the existing fences and dress up the landscape area in the front of the building. Mr. Novak stated that the proposed public hours are Monday – Saturday, 9:00 a.m. to 6:00 p.m. and closed on Sunday. The Commission asked a variety of questions in regards to such things as noise and outside lighting. Fran noted that the ZBA will consider an application for a certificate of approval at its meeting of February 16th, as required by the Connecticut state statutes. The property owner, David Guarco, commented on the existing sign on the building, lighting, general repairs of the building and landscaping. He also commented on the neighboring commercial businesses. An abutting neighbor stated he hasn't had any issues with noise or lights and lives directly behind this commercial area. The public hearing closed at 7:17 p.m.

Staff Reports and Correspondence:

Fran reported on the GIS updates, a Small Cities grant for the Salmon Brook Elderly Housing, Granby Center redesign, Housing Rehabilitation program, Greenway Village site improvements, Center Sidewalk progress and Anytime Fitness.

Commission discussion of items of interest or concern:

There was no discussion.

Consideration of an application seeking a Special Permit to allow a motor vehicle repair facility and the retail sales of motorcycles for property located at 561 Salmon Brook Street per Section 3.5.2.3 and 3.5.2.4 of the Granby Zoning Regulations, File Z-1-16

The Commission held a discussion concerning the request for a Special Permit to allow a motor vehicle repair facility and the retail sales of motorcycles for the 561 Salmon Brook Street property. The members noted that this is a vacant commercial building with similar commercial businesses to the north and south.

ON A MOTION by James Sansone, seconded by Charles Kraiza, the Commission voted (6-0) to approve an application seeking a Special Permit to allow a motor vehicle repair facility and the retail sales of motorcycles for property located a 561 Salmon Brook Street per Section 3.5.2.3 and 3.5.2.4 of the Granby Zoning Regulations, File Z-1-16 with the following conditions:

- No parking area, landscape area or other site change is permitted without prior Commission approval.
- There shall be no outside storage, repair, dumping or similar activity without prior Commission approval. The dumpster is approved as shown on the survey.
- All motorcycle repairs shall take place inside of the building.
- No additional outside lighting is permitted, however existing lighting may be reorganized following the approval of the Director of Community Development.
- The public hours of operation are limited to 8 am to -6 pm Monday through Saturday.
- No Special Events shall take place or originate from this location without the prior approval of the Commission.
- The stockade fence to the rear of the property shall be adequately repaired and improved.
- External lights shall be modified as directed by the Director of Community Development.

The meeting adjourned at 7:28 p.m.

Respectfully submitted,

Dorcus S. Forsyth
Recording Secretary